



CONSTRUCTION UNDERWAY

CONSTRUCTION CONTINUES ON INNER CITY ELEGANT RESIDENCES

In the inner-western suburb of Taringa, construction is well underway for 10 luxury residences that promise to be truly unique. Since demolition in June, Birch's dedicated delivery team has been hard at work.

Bulk earthworks have been completed, all retaining walls have been successfully established and piers for six of the ten residences are now completed, ready for footings and slabs before Christmas. Additionally, four private plunge pools have now been poured, adding a touch of luxury to these homes.

To truly grasp the sheer size of these residences, we invite you to visit our onsite display, where our sales team is ready to show you the scale and elegance of these unique properties.



Photo: Approximate outline of Union Residence Lot 2

FEATURE RESIDENCE RESIDENCE 5

3 Bed | 2.5 bath | 2nd living | 2 car |
Total size 266sqm



ARTIST IMPRESSION

This Grand Designer Terrace offers a luxurious living experience where sophisticated interiors, a shaded private courtyard and an array of curated features will elevate your everyday enjoyment. This spectacular residence features:

- Seamless flow between master suite, living, and outdoor entertaining areas forms an intelligent 'daily living level'
- 3.7m living room ceiling with high north-facing windows for passive cooling
- Butler's pantry and full Miele appliance package
- Ensuite with feature arch windows for light & ventilation
- Bold geometric brickwork and landscaping perfect for the family pet, a vegetable patch, a herb garden or a sparkling plunge pool
- Private street access & gate house for added security

Scan the QR code to view an indicative floor plan & explore Union's Superb designs!



FIND SUBURBAN CHARM & INNER CITY ACCESS ON UNION STREET

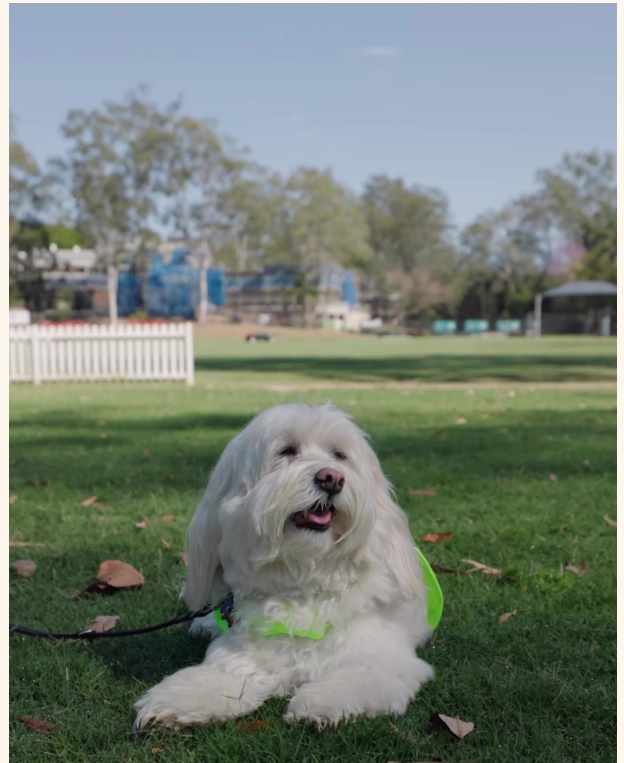
Union Street located in Brisbane's Inner Western suburb of Taringa offers everything a would-be buyer could possibly want, from a high level of amenity to a convenient location. We take a deeper dive into just what's on offer...

AN EXPANDING CAFE SCENE

For the past few years Toowong's bustling cafe culture has been moving deeper into the suburb and bakery/cafe **RISER** is the prime example.

Nestled in a beautiful and historic Queenslander on Miskin Street, **RISER** has been delighting customers with a variety of fresh pastries and sandwiches since 2020. And, it's worth noting, their coffee is guaranteed to add a spring to your step.

Residents at Union Taringa won't need to travel far for their favourite artisan-baked loaf or picture-perfect pastry. **RISER** is a leisurely 500 metre walk from their front door.



OAKMAN PARK: A GREEN OASIS AT YOUR DOORSTEP

Any fitness enthusiast, nature lover or pet owner will preach the importance of accessible urban green space and its ability to promote a healthy lifestyle.

When it comes to buying property, proximity to green space plays a pivotal role, and it's no surprise that Oakman Park stands as a significant magnet for buyers at Union Residences. Situated adjacent to Brisbane GPS School BBC, this green urban sanctuary encompasses 3.19 hectares of sporting fields, a picnic area, convenient bikeways and a playground, all just 100 meters from Union Residences.



DISCOVER WALKABLE CONVENIENCE IN TARINGA

Union Taringa boasts an impressive Walk Score of 75, meaning it is a highly walkable address where you can easily complete most errands on foot.

Whether you seek a high-energy workout, a leisurely riverside stroll, or a quick coffee catch-up with friends, you'll find it is all just a short walk away. Plus, with easy access to Toowong and Taringa stations as well as the Moggill Road bus routes, you'll be happy to leave the car at home.



IN-HOUSE CONSTRUCTION TEAM PROVIDES BUYER CONFIDENCE

UNION Residences is being built by Birch's own in-house construction team – BUILT by Birch.

By using their own construction team, Birch are able to tightly control the process, costs and risks associated with building in today's market. Removing this third party builder risk provides a source of comfort for Birch's purchasers. Our in-house designer meets with the construction team several times each week during construction, ensuring the build is progressing as per specifications and quality is controlled at every stage.

BUILT by Birch has been operating in South East Queensland for over 20 years, specialising in townhouse developments.

Founded in 2003 by Fabian Velkov, the team has completed numerous commercial store fitouts across the State before pivoting to bespoke residential construction.

COMPANY DETAILS

Company Name	F Velkov Contracting Pty Ltd
Trading Name	BUILT by Birch
Australian Company No.	103 496 635
Australian Business No.	71 103 496 635
Date of Incorporation	24 January 2003
Postal Address	Suite 2, Level 1, 40 Edward St, Brisbane, QLD 4000
Website	birchdevelopments.com.au
QBCC Licence Number	1020757
Construction Works/ Public Liability Insurance	Mecon Insurance Pty Ltd
Amount of Cover	Public Liability \$20m
Workers' Compensation	WAA030334408
Banker	Westpac Banking Corp.

OUR TEAM



FABIAN VELKOV
Director

Fabian is a qualified Carpenter with over 30 years of experience. Having started his career in the specialist field of commercial shop-fitting, Fabian teamed up with his brother in 2009 to focus on bespoke multi-residential construction. Fabian is responsible for all aspects of Project Management.



SHANE BROADHEAD
Site Supervisor

Shane joined the team as a school-based apprentice in 2011. Having completed his apprenticeship under Fabian's watch, Shane has been honing his craft as a qualified carpenter ever since. Today, Shane takes pride in managing the day-to-day operations of the construction site.



GAIL CALDEWEYHER (C.A.)
General Manager

Gail joined the business in 2018, bringing over 15 years of experience in audit & commercial accounting. Gail oversees all financial aspects of the company including cashflow management, budgeting & forecasting. She is also tasked with contract administration & the implementation of control systems.



A DEVELOPMENT TEAM WITH AN ENVIABLE TRACK RECORD FOR DELIVERY

Birch Developments recently delivered Cirrus Residences, a boutique project in Highgate Hill comprising 20 luxury apartments.

Take a tour of Cirrus Residences with Courier Mail's Real Estate Editor, Elizabeth Tilley & see for yourself why Birch has established a reputation as a *Developer of Distinction*.



FREQUENTLY ASKED QUESTIONS

Unfamiliar with Buying Off the Plan? You're not alone.

At Birch, we aim to ensure our Buyers are 100% confident when purchasing their new property and have prepared some Frequently Asked Questions to address common concerns.

HOW DO I SECURE A PROPERTY OFF THE PLAN?

- Upon deciding to purchase your Off the Plan property, purchase documents will be prepared and signed by the buyer and seller.
- A \$2,000 deposit is payable into the Solicitor's Trust account.
- The statutory 7 day cooling off period commences.
- 14 days after contract date the balance of the 10% deposit is payable, at which point your contract becomes Unconditional.

WHAT PAYMENTS DO I NEED TO MAKE THROUGHOUT THE BUILD?

- None. Buying Off the Plan is very different to entering a construction contract with a builder.
- Once you have paid your initial 10% deposit, no further payments will be required until Settlement date.

IS MY DEPOSIT SECURE?

- Deposits are secure, being held in a solicitor's Trust account.
- The Developer and the Builder do not have access to the purchaser's deposits, therefore they cannot be used to pay for construction.
- Deposits are only released upon completion and settlement of the building.

WHAT ABOUT THE RISK OF THE BUILDER GOING BROKE?

- Birch is an integrated Design-Develop-Build entity. By having their own in-house building team, Birch are able to tightly control the build process, costs and risks associated with building in today's market.
- If the worst case scenario plays out and the Builder goes broke, the first port of call is secure an alternative builder to complete the project.
- If a suitable alternative can't be sourced, the project would be put on hold & purchaser deposits would be refunded.

HOW DO YOU ENSURE THE FINISHED PRODUCT MATCHES WHAT I BOUGHT?

- Consumers are protected by detailed Off the Plan contracts and full disclosure documents that clearly state what they are purchasing.
- Birch's integrated design model further ensures quality of delivery, with our in-house designer being intimately involved with each step of the construction process.

HOW DO YOU CONTROL THE QUALITY OF WHAT IS DELIVERED?

- The build process is very tightly controlled with regular meetings held between developer and builder to ensure the construction is progressing as per specifications.
- Our expectations of all of our contractors & consultants are high, and when it comes to quality we lead by example.

BRISBANE PROPERTY MARKET TIGHTENS AS HOUSE PRICES FORECAST TO RISE

The Brisbane property market is currently experiencing a notable shift, with several key indicators reflecting tightening supply & increasing demand.

Year on year, total stock levels in Queensland saw a considerable decline of 40%. This has been particularly pronounced in the apartment & townhome segment, where new unit approvals have fallen significantly by 82.1%.

In the current market environment of scarcity and heightened demand, waiting until completion to purchase your new home may result in missing out entirely. Most new apartment and townhome projects across Brisbane are selling out well in advance of construction completion.

Amidst this constraint in supply, house prices are poised for growth, and experts forecast a steady rise in the foreseeable future.

For savvy buyers, navigating this shift will be key. Buyers are currently presented with the opportunity to secure their brand new property at today's prices, with the added benefit of ample time to sell their existing home as house values continue to appreciate.

INSPECT CONSTRUCTION ACTIVITY FROM THE INTERACTIVE DISPLAY

1.00pm - 3.00pm Wednesday - Saturday or by private appointment

Contact Luke Best on 0417 706 802

29 Union Street, Taringa

UNIONTARINGA.COM.AU